

LOCATION MAP  
N.T.S.  
1 inch = 200 ft.

155.3 ACRE  
ENCINO COMMONS  
Subject Property  
Boundary

ARDEN ENCINO PARTNERS, Ltd.,  
745.5 ACRE TRACT  
(VOL. 6777 PG. 469-489 O.P.R.)

B-2 ZONING  
LAREDO ENCINO LTD.  
(P-26 19.49 AC)

COMMERCIAL  
J.B. STAHALA  
EXISTING B-3 ZONING  
9.660 ACRE TRACT  
(VOL. 3265 PG. 650-655 O.P.R.)

COMMERCIAL  
B-3 ZONING  
ENCINO LAND ASSOC. L.P.  
(P-24 30.43 ac)

(PHASE III)  
COMMERCIAL/MULTI-FAMILY  
B-2 ZONING  
ENCINO LAND ASSOC. L.P.  
(P-24 39.45 ac)

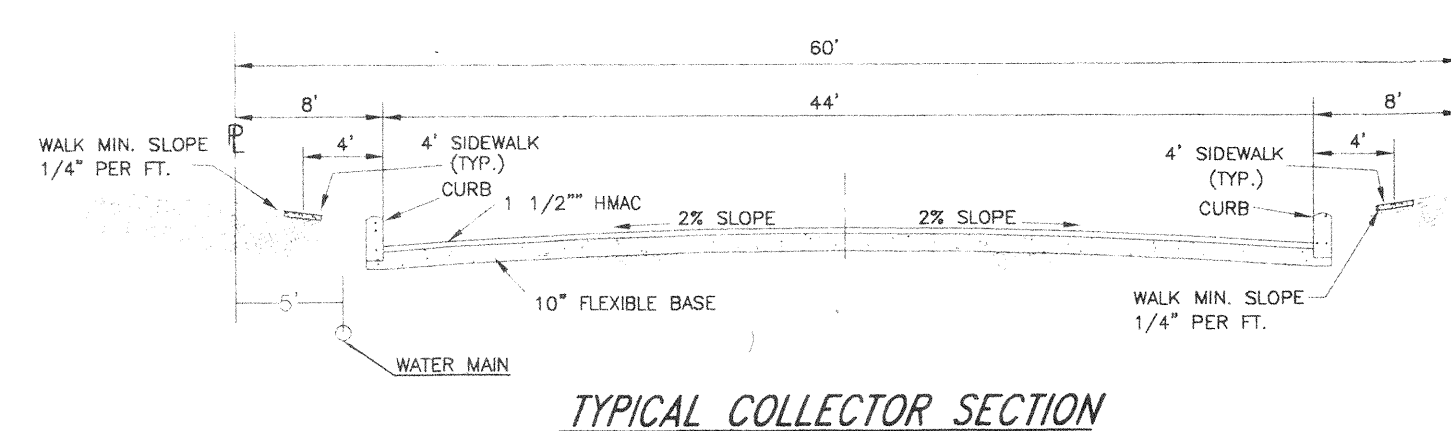
(PHASE VII)  
COMMERCIAL  
B-3 ZONING  
ENCINO LAND ASSOC. L.P.  
(P-24 44.69 ac)

COMMERCIAL  
B-2 ZONING  
ENCINO LAND ASSOC. L.P.  
(P-24 32.76 ac)

UNPLATTED  
155.3 ACRES  
(VOL. 7903, PGS. 701-708, O.P.R.)

COMMERCIAL  
B-3 ZONING  
ENCINO LAND ASSOC. L.P.  
(P-12 8.00 ac)

REVISION TO THE PRELIMINARY OVERALL DEVELOPMENT PLAN  
FOR  
ENCINO PARK  
(P.O.A.D.P. No. 268)



U.S. HIGHWAY 281  
(R.O.W. VARIES)

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 FEB -5 AM 8:43

- NOTE:
1. THE PURPOSE OF THIS POADP REVISION IS TO UPDATE APPROVED ZONING RELATED CHANGES PER ZONING CASE Z20051 ONLY.
  2. DEVELOPMENT PHASES MAY VARY BASED ON LAND SALES AND MARKETING INDICATORS. ASSESSMENT OF PHASES SHOWN IS APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.
  3. ► SYMBOL SIGNIFIES THE APPROXIMATE LOCATION OF A FUTURE DRIVEWAY.

DEVELOPER:  
DAN DEICHERT, PRESIDENT  
ENCINO LAND ASSOCIATES, L.P.  
950 N. CENTRAL EXPRESSWAY  
SUITE 220  
DALLAS, TEXAS 78259

PRELIMINARY OVERALL DEVELOPMENT PLAN  
OF  
ENCINO COMMONS AT ENCINO PARK No. 268C  
(DEVELOPMENT RIGHTS PERMIT No. 054)

JOB NO. 4873-03  
DATE OCTOBER-2000  
DESIGNER W.C.C.  
CHECKED A.G. DRAWN B.C.  
SHEET 2 OF 2

VRP# 02-02-64

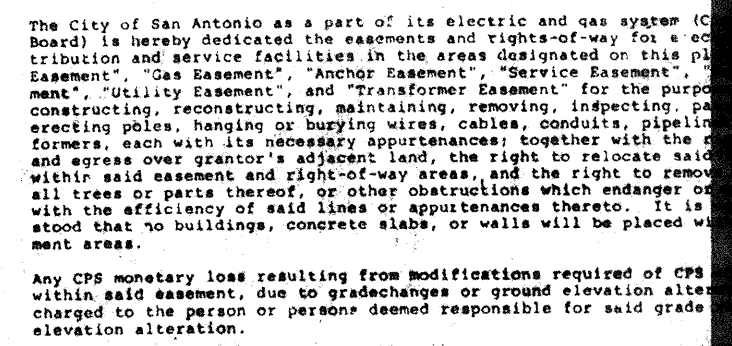
DRAWING LOCATION: P:\4873\03\DESIGN\CIVIL\4873PADP.DWG







A circular professional engineer seal for Dale L. Roons, State of Michigan, License No. 42029. The seal features a star in the center, surrounded by the text "DALE L. ROONS", "42029", and "REGISTERED PROFESSIONAL ENGINEER". The outer border of the seal contains the text "STATE OF MICHIGAN".



SUBJECT: **ENCINO PARK** **DIVISION UNIT 21**

21113 ACRES OF THE WILLIAM  
BRISBAIN SURV. 996 1/4, COUNTY  
BLOCK 4923, COUNTY, TEXAS, AND  
OUT OF 1805 63 0650E1360 BY  
DEED RECORDED 04 3271, PG 1128  
OF THE DEEDS OF BEXAR  
COUNTY, TEXAS

THIS PLAT OF ENCINO PARK DIVISION UNIT 21 HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS 19th DAY OF MAY 1968 - A.D. 19 68

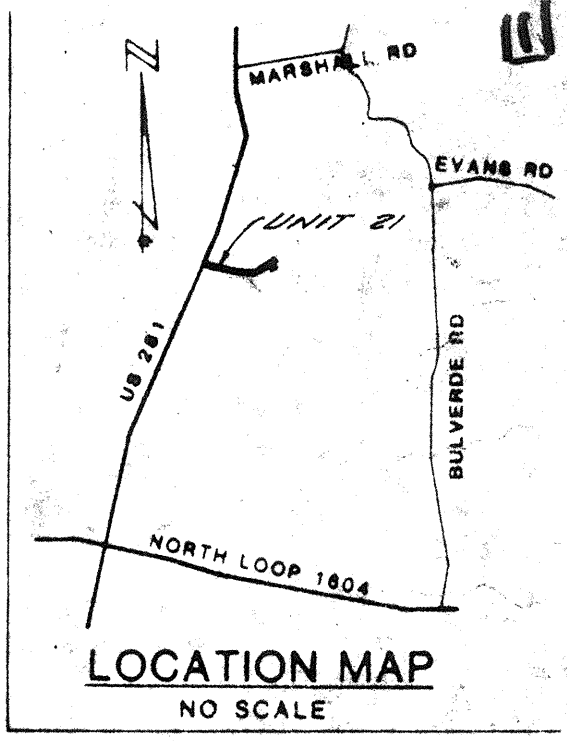
*[Signature]*  
CHAIRMAN

*[Signature]*  
SECRETARY

LEGEND

0 IRON PILE SET AT ALL  
PROPERTY CORNERS

— — — — — EXISTING CONTOURS



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DALE L. KOON'S, R.P.S.  
VICKSBY & ASSOC., INC.

*Dale Koon*  
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15<sup>th</sup> DAY OF January

A.D. 1985

*James Stiles*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, *Robert D. Evans*, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 12<sup>th</sup> DAY OF December

A.D. 1985 AT 8:55 A.M. AND DULY RECORDED THE 12<sup>th</sup> DAY OF December

A.D. 1985 AT 4:32 P.M. IN THE RECORDS OF Deeds & Plats

OF SAID COUNTY, IN BOOK VOLUME 9512 ON PAGE 21

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 12<sup>th</sup> DAY OF December A.D. 1985

**VOL 9512**  
BEXAR COUNTY, TEXAS  
BY: *John F. Rodney*, CLERK

21

VRP # 02-02-064



STATE OF TEXAS  
COUNTY OF BEAR  
THE OWNER OF THE EXISTING 100' CHANNEL EASEMENTS SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER WATERCOURSES, DRAINS AND EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DENON UTILITIES, INC.

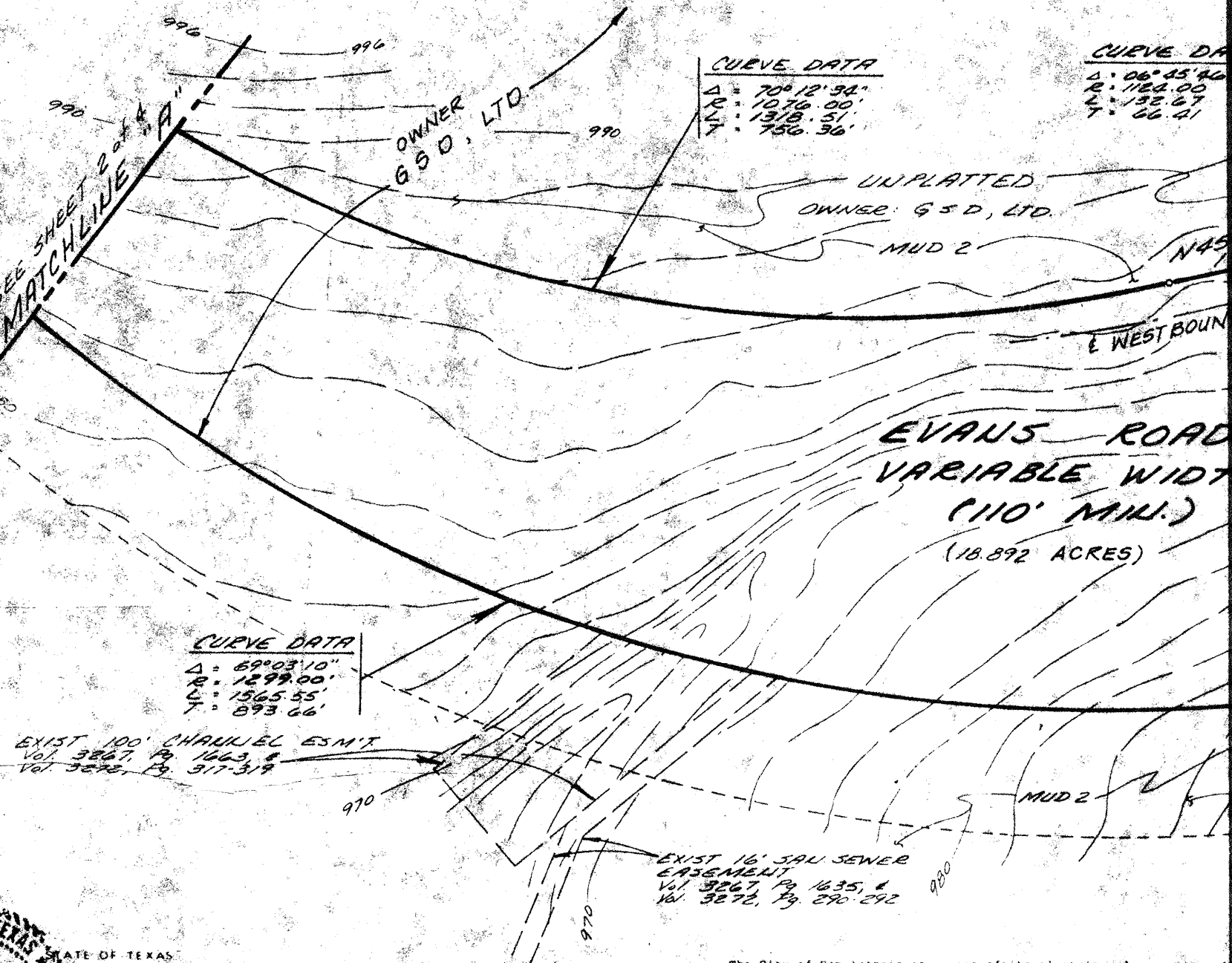
Jeffrey T. Schlesinger  
VICE PRESIDENT

*Jeffrey T. Schlesinger*  
OWNER

STATE OF TEXAS  
COUNTY OF BEAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
JEFFREY T. SCHLESINGER KNOWN TO ME TO BE THE  
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15<sup>TH</sup> DAY OF JAN  
A.D. 1985

*Paula McLean*  
NOTARY PUBLIC  
BEAR COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ACT, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

DALE L. KOOLIS, P.E.  
VICKREY & ASSOC., INC.

*Dale L. Koolis*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15<sup>TH</sup> DAY OF January  
A.D. 1985

*James H. Gullett*  
NOTARY PUBLIC  
BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

G.S.D., LTD.

DULY AUTHORIZED AGENT

MICHAEL H. GULLEY  
GENERAL PARTNER

*Michael H. Gullett*  
OWNER

STATE OF TEXAS  
COUNTY OF BEAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
MICHAEL H. GULLEY KNOWN TO ME TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15<sup>TH</sup> DAY OF January  
A.D. 1985

*Paula McLean*  
NOTARY PUBLIC  
BEAR COUNTY, TEXAS

**VICKREY & ASSOCIATES**  
CONSULTING ENGINEERS & SURVEYORS  
7334 Blanco Road Suite 109 San Antonio, Texas

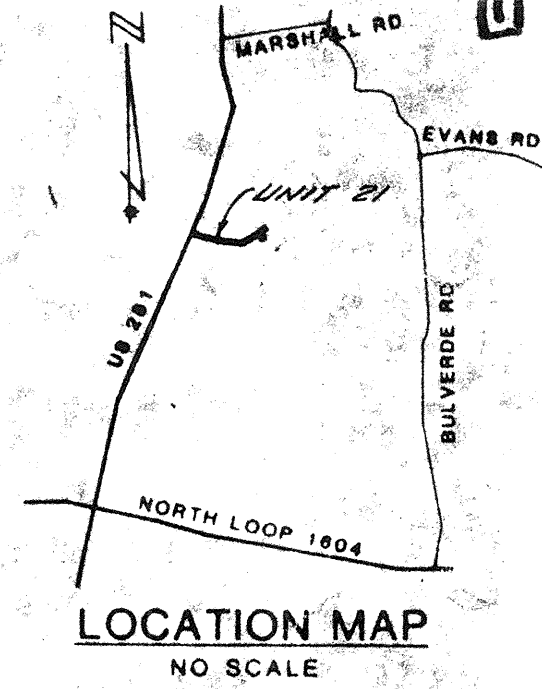
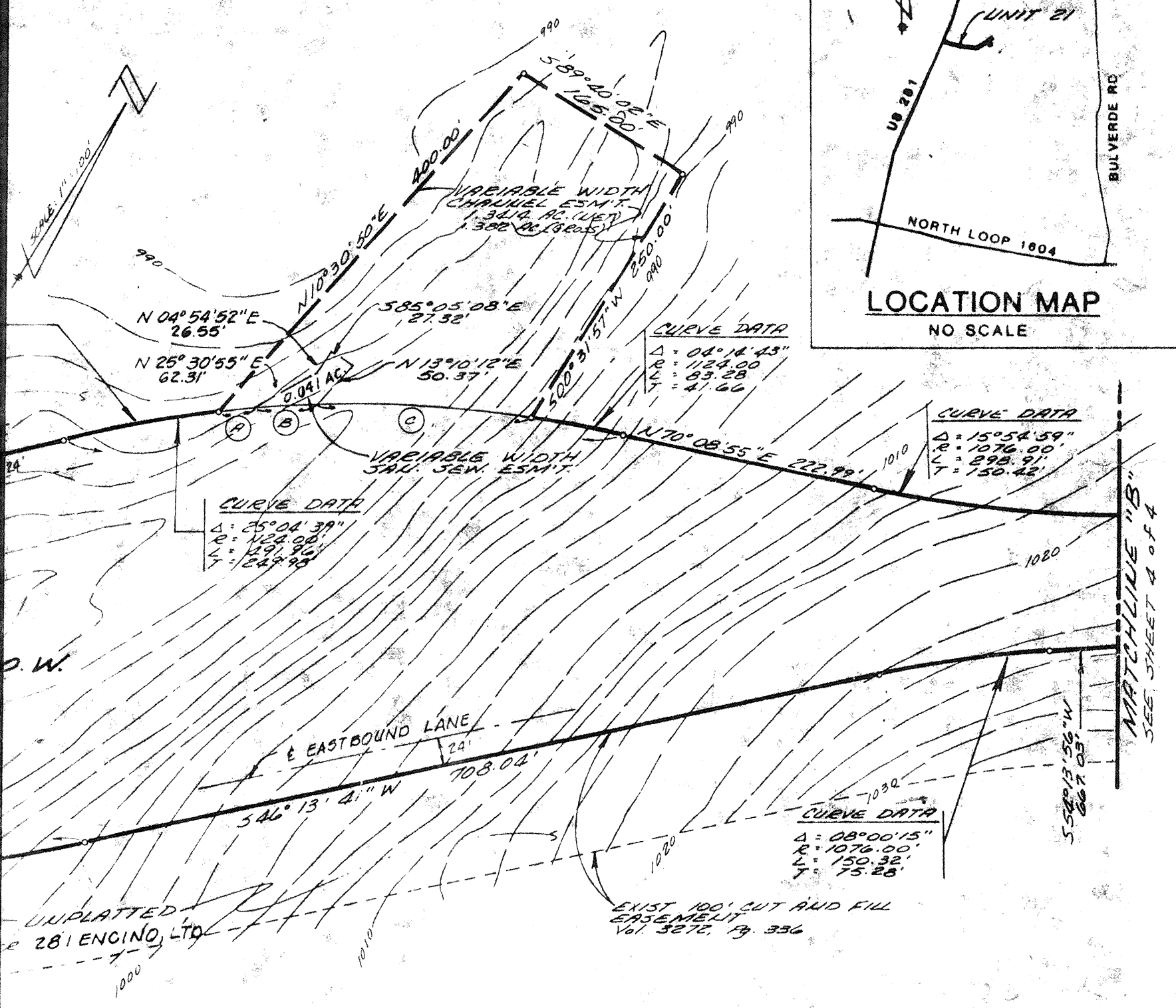
**ENCINO PA**  
SUBDIVISION UNIT 21

21,113 ACRES  
OF THE WILLIAM  
BRISBEN JR.  
BLOCK 4983  
OUT OF 100  
DEED RECORDED  
IN BOOK 3871, PAGE 1128  
OF THE PUBLIC  
RECORDS OF BEAR  
COUNTY, TEXAS  
THIS PLAT OF ENCINO PA  
SUBDIVISION UNIT 21  
HAS BEEN  
SUBMITTED TO AND CONSIDERED  
BY THE PLANNING COMMISSION OF THE CITY OF SAN  
ANTONIO, TEXAS AND IS HEREBY  
APPROVED.  
DATED THIS 19<sup>TH</sup> DAY OF  
January  
A.D. 1985

NO.	DEG.	R.	L.	T.
A	01°51'45"	1124.00	36.54	18.27
B	02°47'19"	1124.00	54.70	27.30
C	09°25'06"	1124.00	182.77	92.59

**LEGEND**

IRON PINS SET AT ALL  
PROPERTY CORNERS  
EXISTING CONTOURS



**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING  
OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY  
CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS  
COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS  
THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND  
REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY  
THE SAID COMMISSIONERS COURT.

ON THIS 26<sup>TH</sup> DAY OF June, 1985

*Tom Vickrey*  
COUNTY JUDGE, BEAR COUNTY, TEXAS  
*Robert D. Green*  
COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM  
AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON 08/01/85

DALE L. KOOLIS, P.E.  
VICKREY & ASSOC., INC.

*Dale L. Koolis*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15<sup>TH</sup> DAY OF January  
A.D. 1985

*James H. Gullett*  
NOTARY PUBLIC  
BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR  
I, Robert D. Green, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY  
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 12<sup>TH</sup> DAY OF December  
A.D. 1985, AT 8:55 A.M. AND DULY RECORDED THE 12<sup>TH</sup> DAY OF December  
A.D. 1985, AT 4:30 P.M. IN THE RECORDS OF Deeds & Plats  
OF SAID COUNTY, IN BOOK VOLUME 9512, ON PAGE 20  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 12<sup>TH</sup>  
DAY OF December, A.D. 1985

**VOL 9512**  
BY: *Robert D. Green*  
COUNTY CLERK, BEAR COUNTY, TEXAS

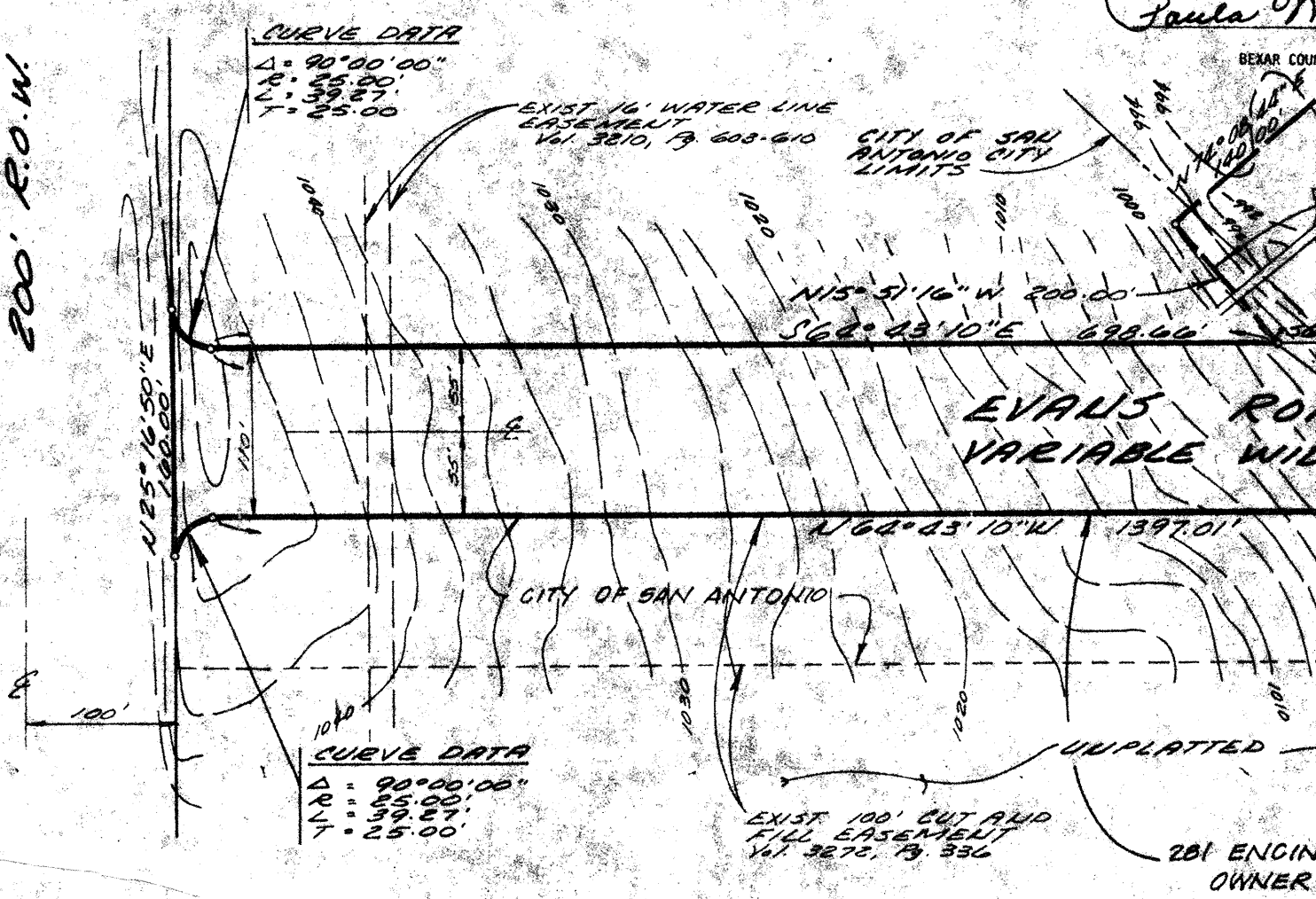
SHEET 3 of 4  
VRP 11-22-02-064



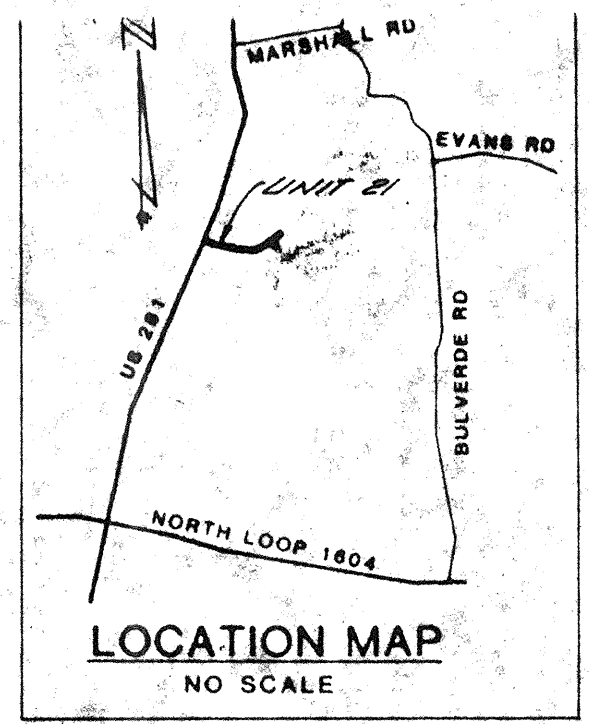
E-163

12/12/85 170078 52.00 X 1.00

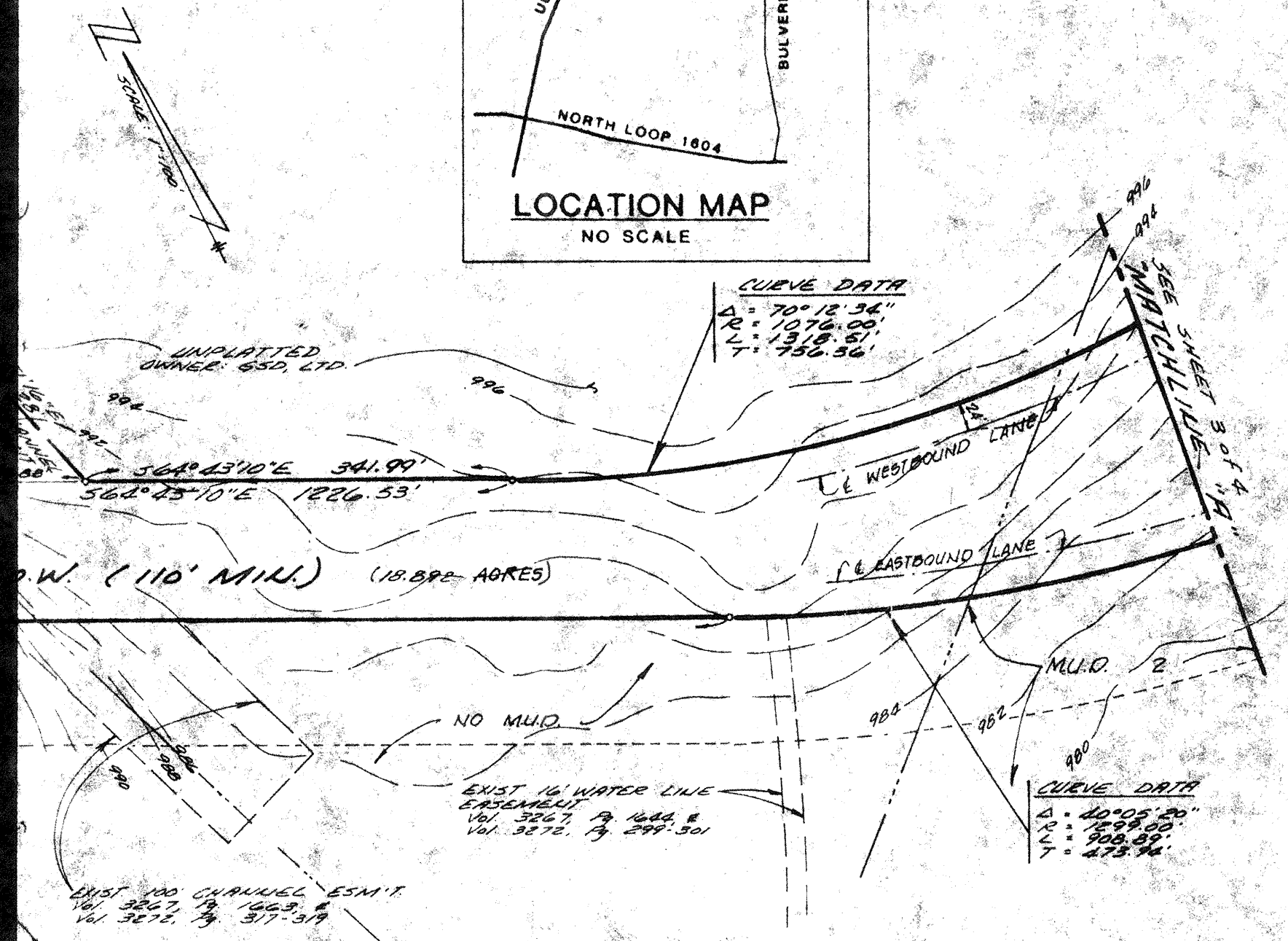
U.S. 291  
200' R.O.W.



STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
**JEFFREY T. SCHLESINGER**, KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY OF  
VICE PRESIDENT  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15<sup>th</sup> DAY OF **JANUARY**, 1985  
*Paula M. [Signature]*  
BEXAR COUNTY, TEXAS



100' R.O.W. SET AT ALL  
PROPERTY CORNERS  
EXISTING CONTIGUOUS



STATE OF TEXAS  
COUNTY OF BEXAR  
WHEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY  
**DALE L. KOONS, P.E.**  
VICKREY & ASSOCIATES, INC.  
*Dale Koons*  
REGISTERED PROFESSIONAL ENGINEER  
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15<sup>th</sup> DAY OF **JANUARY**, A.D. 19 **85**  
*James H. [Signature]*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

The City of San Antonio as a part of its electric and gas system is hereby dedicating the easements and rights-of-way for the distribution and service facilities in the area designated on the "Easement", "Anchor Easement", "Service Easement", "Utility Easement" and "Transformer Easement" for the constructing, reconstructing, maintaining, removing, inspecting, erecting poles, hanging or burying wires, cables, conduits, or formers, each with its necessary appurtenances; together with and access over grantor's adjacent land; the right to relocate within said easement and right-of-way areas, and the right to all trees or parts thereof, or other obstructions which would stand with the efficiency of said lines or appurtenances thereto, stood that no buildings, concrete slabs, or walls will be placed in the area.

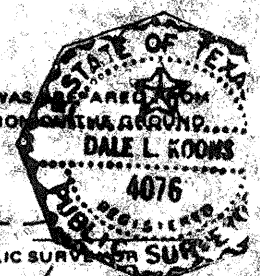
**VICKREY & ASSOCIATES**  
CONSULTING ENGINEERS & SURVEYORS  
7334 Blanco Road Suite 108 San Antonio, Texas 78204

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS' COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS' COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS' COURT.  
ON THIS THE 26<sup>th</sup> DAY OF **June**, 1985  
ATTEST  
*Tom [Signature]*  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
*Robert D. Green*  
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND UNDER THE SIGNATURE OF  
**DALE L. KOONS, P.E.**  
VICKREY & ASSOCIATES, INC.  
*Dale Koons*  
REGISTERED PROFESSIONAL ENGINEER  
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15<sup>th</sup> DAY OF **JANUARY**, A.D. 1985  
*James H. [Signature]*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



SUBDIVISION UNIT 21

21.113 ACRES  
BRISBANE SUBDIVISION  
BLOCK 4923  
OUT OF 1405  
DEED RECORDED  
OF THE DEED  
COUNTY, TEXAS  
THIS PLAT OF **EVANS ROAD** HAS BEEN SUBMITTED TO AND COMMISSIONED BY THE COMMISSIONERS' COURT OF BEXAR COUNTY, TEXAS AND IS HEREBY APPROVED BY THE SAID COMMISSIONERS' COURT.  
A.D. 19 **85**

STATE OF TEXAS  
COUNTY OF BEXAR

**Robert D. Green** COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 26<sup>th</sup> DAY OF **June**, A.D. 1985 AT 8:55 AM AND DULY RECORDED THE 15<sup>th</sup> DAY OF **December**, A.D. 1985 AT 4:07 PM IN THE RECORDS OF **Bexar County, Texas** OF SAID COUNTY, IN BOOK VOLUME **9512** ON PAGE **19**  
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 26<sup>th</sup> DAY OF **December**, A.D. 1985  
*Robert D. Green*  
COUNTY CLERK, BEXAR COUNTY, TEXAS

**VOL 9512**  
BEXAR COUNTY, TEXAS  
1985

VRP # 02-02-064



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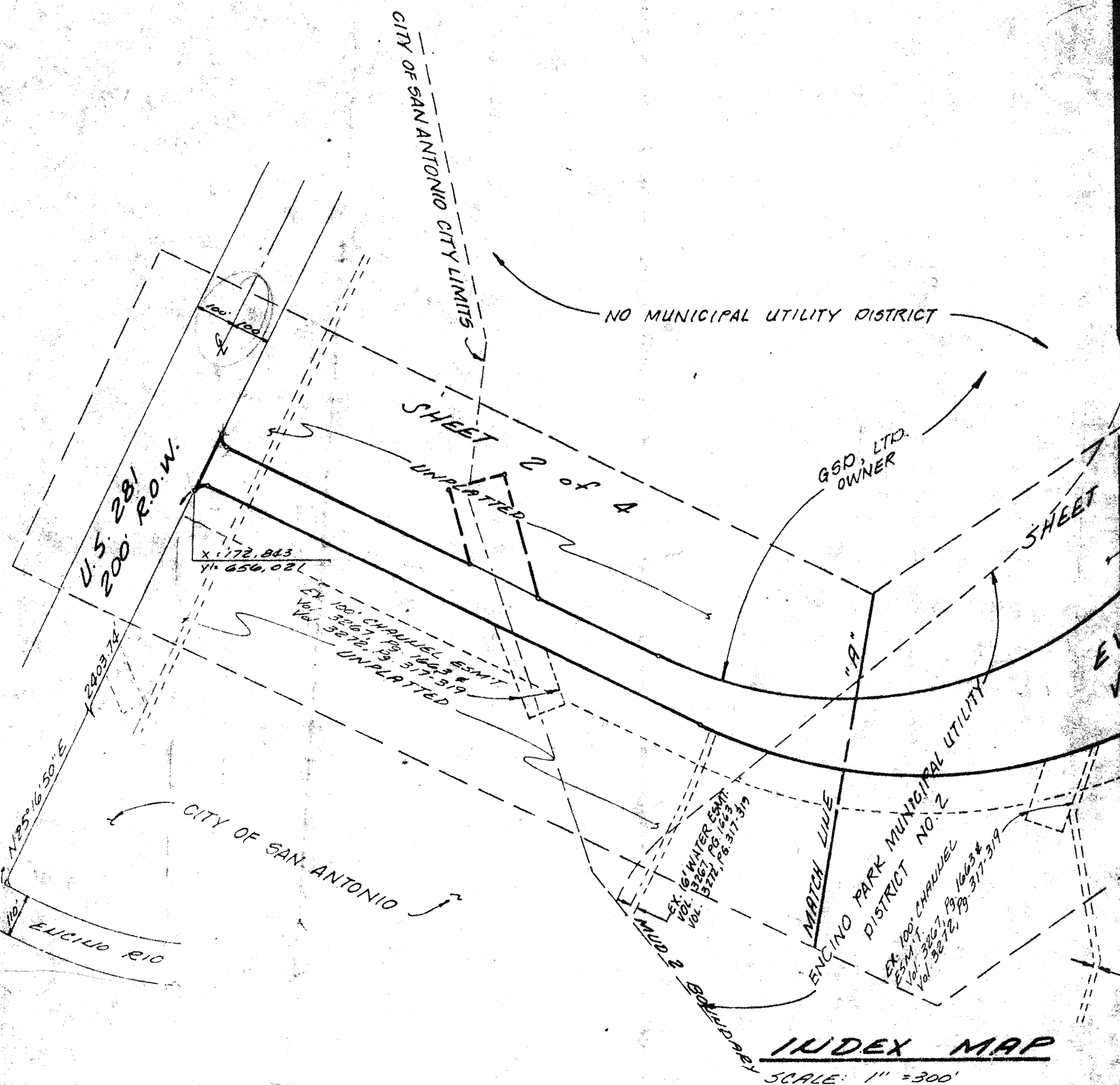
RCC  
F 54

12/12/95

170077

S25.00 N 1

130



**INDEX MAP**  
SCALE: 1" = 300'



STATE OF TEXAS  
COUNTY OF BEXAR  
I, DALE L. KOONS, R.E.  
REGISTERED PROFESSIONAL ENGINEER  
DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS  
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT AND TO THE BEST OF  
MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION  
COMMISSION, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE  
PLANNING COMMISSION OF THE CITY

DALE L. KOONS, R.E.  
VICKREY & ASSOC., INC.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15<sup>th</sup> DAY OF January  
A.D. 1985

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED  
AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER -  
COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSID-  
ERATION THEREIN EXPRESSED

GSD, LTD.  
DULY AUTHORIZED AGENT

MICHAEL H. GUILLEY  
GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED  
MICHAEL H. GUILLEY, KNOWN TO ME TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO  
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN  
EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15<sup>th</sup> DAY OF JANUARY  
A.D. 1985

Paula Mc Laren  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

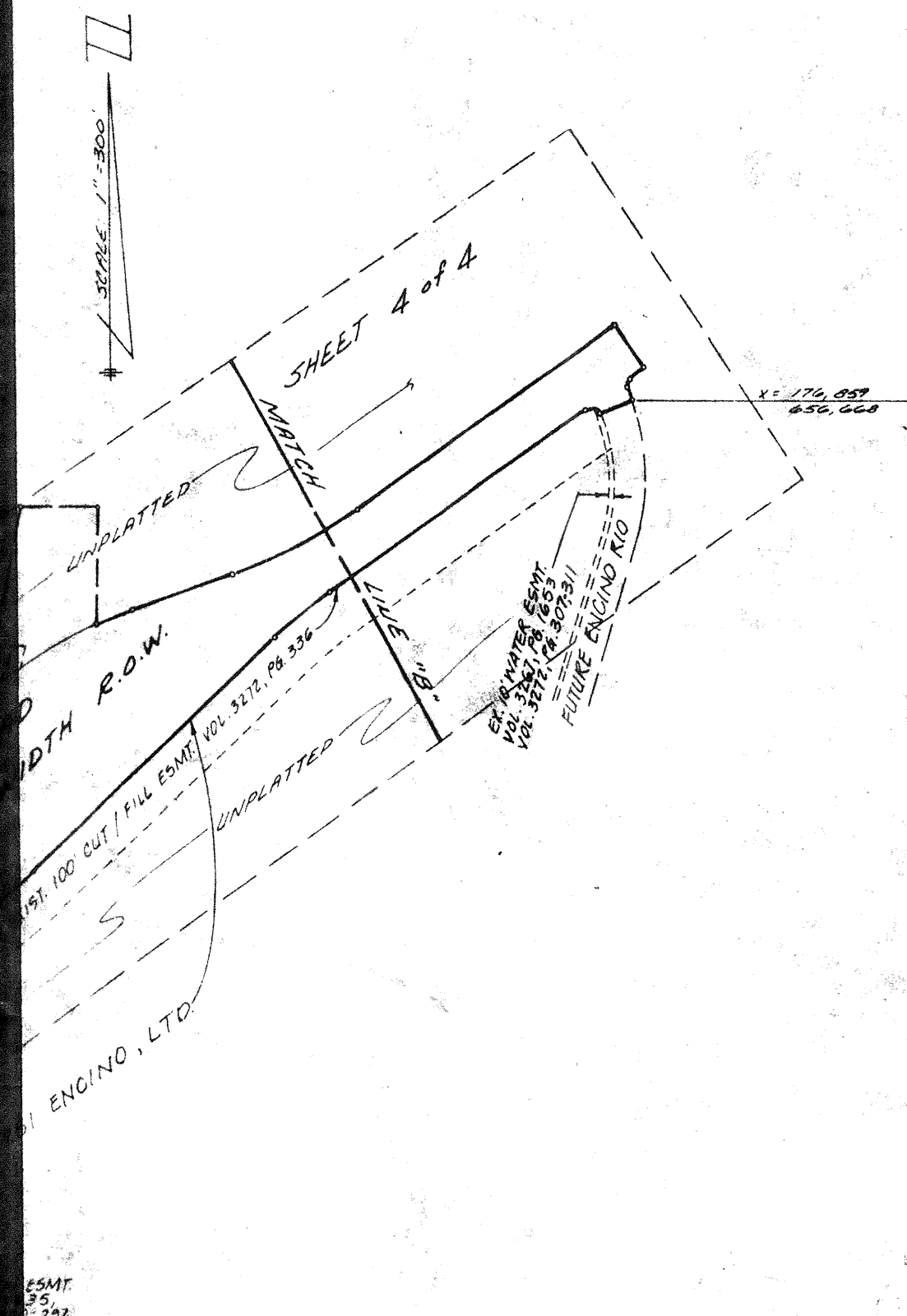
The City of San Antonio as a part of its electric and gas system (Board) is hereby dedicating the easements and rights-of-way for the  
distribution and service facilities in the areas designated on this  
"Easement", "Gas Easement", "Anchor Easement", "Service Easement",  
"Water Easement", "Utility Easement", and "Transformer Easement" for the  
constructing, reconstructing, maintaining, removing, inspecting,  
erecting poles, hanging or burying wires, cables, conduits, pipes,  
formers, each with its necessary appurtenances, together with the  
and egress over grantor's adjacent land, the right to relocate same  
within said easement and right-of-way areas, and the right to remove  
all trees or parts thereof, or other obstructions which endanger  
with the efficiency of said lines or appurtenances thereon. It is  
stood that no buildings, concrete slabs, or walls will be placed  
ment areas.

Any CPS monetary loss resulting from modifications required of or  
within said easement, due to gradechanges or ground elevation alt-  
charged to the person or persons deemed responsible for said grade  
elevation alteration

**VICKREY & ASSOCIATE**  
CONSULTING ENGINEERS & SURVEYORS  
7334 Blanco Road Suite 108 San Antonio, Texas

**ENCINO PARK SUBDIVISION UNIT 21**

21.113 ACRES  
BRISBANE 50  
BLOCK 4925  
OUT OF 100  
DEED RECORD  
OF THE  
COUNTY, TEXAS  
THIS PLAT OF ENCINO PARK  
SUBMITTED TO AND CONSID-  
ANTONIO, TEXAS AND IS HER-  
DATED THIS 15<sup>th</sup> DAY OF



**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND PRESIDING  
OFFICER OF THE COMMISSIONERS' COURT OF BEXAR COUNTY, DOES HEREBY  
CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS  
COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS  
THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND  
REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY  
THE SAID COMMISSIONERS' COURT.

ON THIS THE 15<sup>th</sup> DAY OF January, 1985  
ATTESTED  
Tom Vickers  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
Ronald J. Green  
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM  
AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON PRECEDING

DALE L. KOONS, R.E.  
VICKREY & ASSOC., INC.  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15<sup>th</sup> DAY OF January  
A.D. 1985

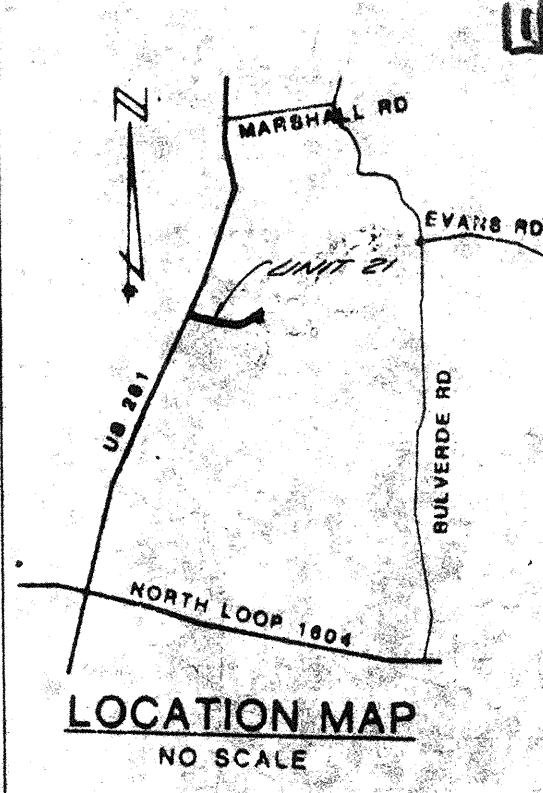
STATE OF TEXAS  
COUNTY OF BEXAR  
I, Robert D. Green, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY  
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 15<sup>th</sup> DAY OF January  
A.D. 1985 AT 8:54 A.M. AND DULY RECORDED THE 15<sup>th</sup> DAY OF January  
A.D. 1985 AT 4:05 P.M. IN THE RECORDS OF Deeds & Plats  
OF SAID COUNTY, IN BOOK VOLUME 9512 ON PAGE 18

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 15<sup>th</sup>  
DAY OF January, A.D. 1985

**VOL 9512**  
BEXAR COUNTY, TEXAS  
18

VRP# 02-02-064

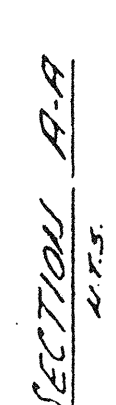
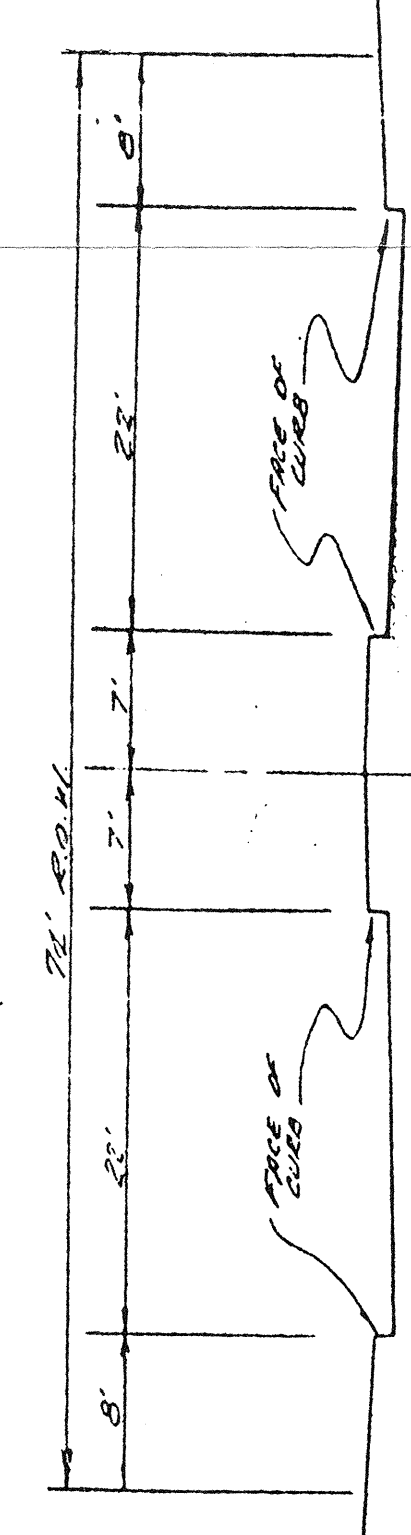
E-163



**LOCATION MAP**  
NO SCALE

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 FEB -6 AM 8:43





USE	AREA	SUMMARY	ACREAGE	NO. OF UNITS	NOTE
SF (SINGLE FAMILY)			599,439 ACRES	2385	5.0 UNITS/ACRE
MF (MULTIFAMILY)			437.245 ACRES	6640	5.1 UNITS/ACRE OR MORE
BUS (BUSINESS)			296.162 ACRES		
COM (COMMERCIAL)			324,769 ACRES		
SCHOOL			34,656 ACRES		
SU (SPECIAL USE)			21.467 ACRES		
MISCELLANEOUS			1.297 ACRES		
STREETS			133.643 ACRES		
TOTAL			1848.678 ACRES		

OTES : S310

- Water Service will be provided by Encino Park Water District as per agreement between Encino Park Water District and the City of San Antonio. The City of San Antonio will provide sewer service to the project through the Municipal Utility District as per agreement with the City of San Antonio. With ultimate treatment provided by the City of San Antonio. This development will be completed in approximately 10 years.
- The area being developed is situated outside the city limits and is not zoned.
- Phase I construction will consist of Encino Blvd. from US 281 to Bulverde, Encino River Road, south, and 74<sup>th</sup> loop street from Encino Blvd. to Encino River.
- Land uses shown on this drawing are intended solely for the benefit of the Developer and the City of San Antonio in determining (1) road and thoroughfare designations, and/or projections of traffic flows and (2) estimates of anticipated domestic water usage and/or sewerage requirements. No other party shall have any justification for relying upon the designation of land uses set forth.

# PRELIMINARY OVERALL DEVELOPMENT PLAN

AM 8: FOR

ENCINO PARK **Approved**

VK # 02-02-064

**I I Development Rights**

DEVELOPER

ENGINEER 065

SRC, INC.

MIKE GULLEY, TRUSTEE

700 N. ST. MARYS, SUITE 750  
SAN ANTONIO, TEXAS

#268  
REVISED: 10/08/2000  
RV DADE-DAWSON ENGINEERS  
SEPTEMBER 10, 1999

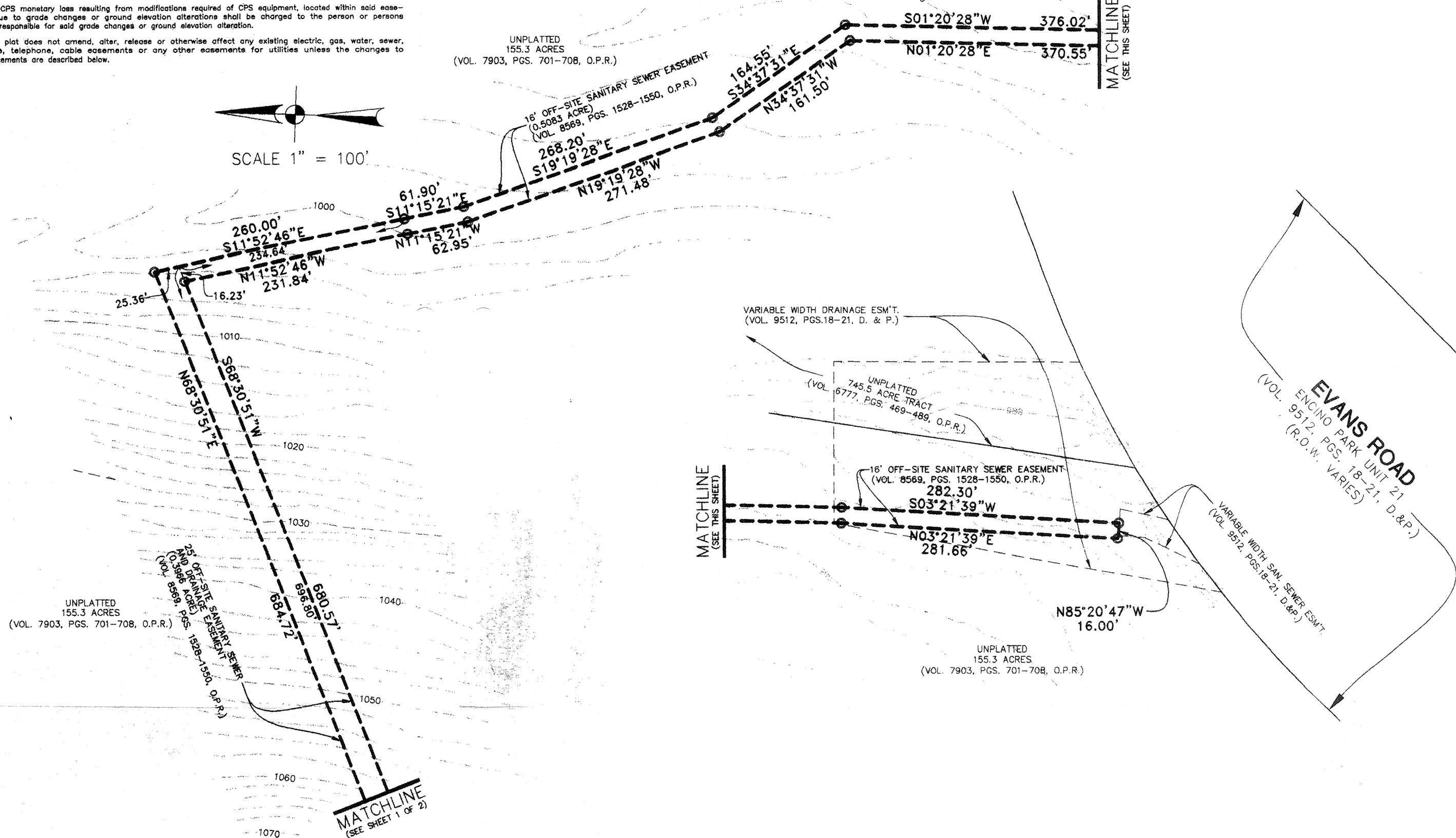


2001-001175 P 03549 00210

# C.P.S. NOTE:

- The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or attaching wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within the easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
- Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.
- This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

SCALE 1" = 100'



## WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY OF NOVEMBER A.D. 2000.

REGISTERED PROFESSIONAL ENGINEER  
*Julie M. [Signature]*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF Tennessee  
COUNTY OF Davidson

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: *John P. [Signature]*  
LOT 1, BLOCK 10, NCB 17600 (21.10 ACRES)

STATE OF Tennessee  
COUNTY OF Davidson

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Ashlyn P. [Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF November A.D. 2000.

*Henry J. [Signature]*  
NOTARY PUBLIC  
COUNTY, TENNESSEE

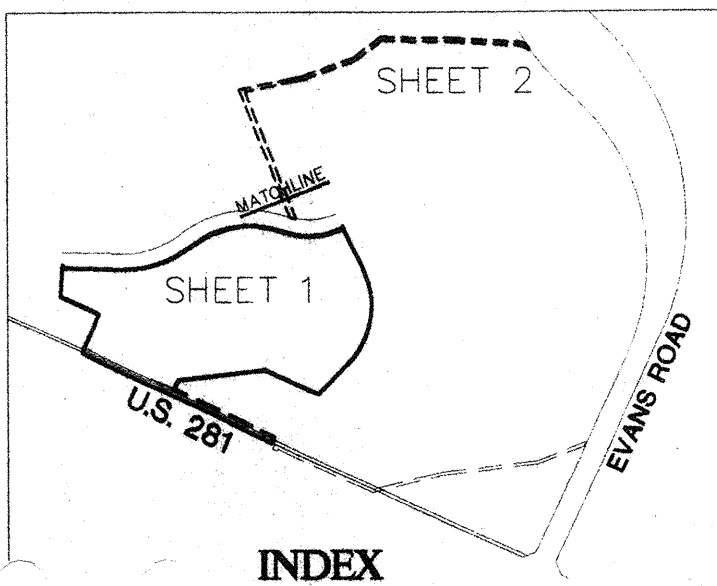
## LEGEND

ELEC. = ELECTRIC  
TELE. = TELEPHONE  
CA. TV. = CABLE TELEVISION  
SAN. SEWER = SANITARY SEWER  
ESMT. = EASEMENT  
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
D. & P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
---1090--- EXISTING CONTOUR

## EDW. AQUIFER LARGE ZONE NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRC.



## DETENTION NOTE

DETENTION WILL BE PROVIDED FOR LOT 1, BLOCK 10, N.C.B. 17600 UNDER THE PLAT OF ENCINO COMMONS SUBDIVISION, UNIT-1 (PLAT No. 000455). NO BUILDING PERMIT WILL BE ISSUED FOR LOT 1, BLOCK 10, N.C.B. 17600, BRISTOL PARK AT ENCINO COMMONS, UNTIL A DETENTION DESIGN HAS BEEN APPROVED BY THE DRAINAGE ENGINEERING SECTION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT.

## SUBDIVISION PLAT OF

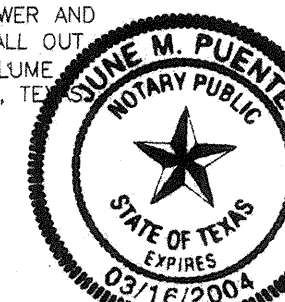
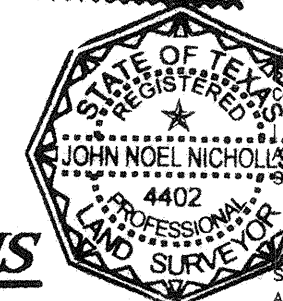
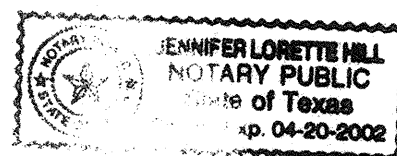
## BRISTOL PARK AT ENCINO COMMONS

BEING LOT 1, BLOCK 10, NEW CITY BLOCK 17600, A 21.10 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 8569, PAGES 1551-1558, AND A 30' OFF-SITE SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND DRAINAGE EASEMENT (0.4536 ACRE), A 25' OFF-SITE SANITARY SEWER AND DRAINAGE EASEMENT (0.3966 ACRE) AND A 16' OFF-SITE SANITARY SEWER EASEMENT (0.5083 ACRE) ALL OUT OF A 155.3 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN VOLUME 7903, PAGES 701-708, ALL IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF **BRISTOL PARK AT ENCINO COMMONS** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 13 DAY OF December A.D. 2000

BY: *Robert J. [Signature]*  
BY: *Kim R. [Signature]*  
SECRETARY



STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Daniel L. [Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF November A.D. 2000.

*Jennifer Lorette Hill*  
NOTARY PUBLIC  
DALLAS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM A DULY AUTHORIZED SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY OF November A.D. 2000.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

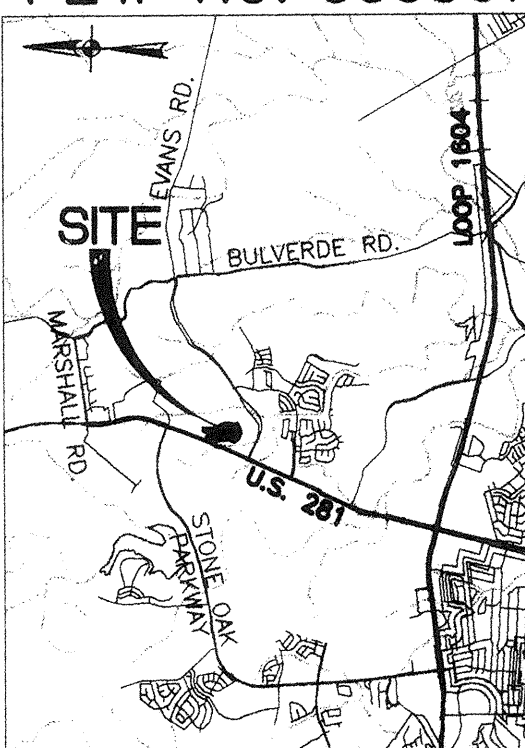
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF 13th A.D. 2000 AT 1:00 P.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9549 ON PAGE 210.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS 14 DAY OF January A.D. 2001.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *James B. [Signature]*  
DEPUTY

PLAT NO. 000367



LOCATION MAP  
NOT TO SCALE

PAPE-DAWSON  
CIVIL & ENVIRONMENTAL ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

## NOTES:

- 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION ARE THOSE SHOWN FOUND.
- BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983.
- BEARINGS SHOWN MUST BE ROTATED 0°00'23" CLOCKWISE TO MATCH N.A.D.83.
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALED FACTOR USED 0.99983.
- N.A.D.83 GRID COORDINATES DERIVED FROM LONESTAR, 1953 (P.I.D. #AY1008)  
N: 13731522.2197 E: 2140520.8364  
OBLATE, 1953 (P.I.D. #AY1961)  
N: 13731295.2612 E: 2127038.6019  
BITTERS, 1953 (P.I.D. #AY0072)  
N: 13756584.2745 E: 2129377.7379

## TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS."
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: *[Signature]*  
(30', 25' AND 16' OFF-SITE EASEMENTS ONLY)

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Daniel L. [Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF November A.D. 2000.

*Jennifer Lorette Hill*  
NOTARY PUBLIC  
DALLAS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY OF November A.D. 2000.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS 14 DAY OF January A.D. 2001.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *James B. [Signature]*  
DEPUTY

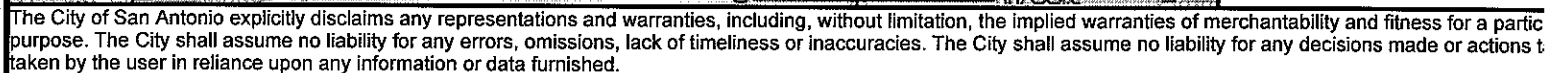
SHEET 2 OF 2

VRP#02-02-064

JOB NUMBER 4894.02



### Legend







City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

RECEIVED  
02 FEB -5 PM 3:55  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Permit File: # VRP#02-02-064  
Assigned by city staff

Date: \_\_\_\_\_

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents ( i.e. this application, Master Development Plan (Formally POADP), P.U.D. plan, plat application, approved plat, building permit ).

**Note: All Applications must have a Site Map showing the Area Boundary (Attached)**

1. Owner/ Agent Encino Land Associates, L.P.
2. Address: 8950 N. Central Expressway, Ste. 220, Dallas, TX
3. Zip: 75231 Telephone # 214-692-8522
4. Site location or address Northeast Intersection of U.S. 281 and Evans Road
5. Council District 9 ETJ N/A Over Edward's Aquifer Recharge (X) yes ( ) no

● **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Encino Park\* #268

Date accepted: 13-Nov-84 Expiration Date: N/A MDP Size: 1848.878 acres

\* This vested rights application applies to 155.3 acres out of POADP # 268, Development Rights Permit #054. POADP #268C revised a 155.3-acre portion of POADP #268 for zoning purposes only. See "others" section for details.

● **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

● **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001



• **Approved Plat**

Plat Name: Encino Park Subdivision, Unit-21 Plat # N/A Acreage: 21.113 Approval

Date: N/A Plat recording Date: 12-Dec-85 Expiration Date: N/A Vol./Pg. 9512/18-21 ✓

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: POADP #268C (Encino Commons at Encino Park) Date issued: 10-30-00

Expiration Date: N/A Acreage: 155.3

Plat Name: Bristol Park at Encino Commons Plat # 000367 Acreage: 21.10 Approval

Date: 13-Dec-00 Plat recording Date: 24-Jan-01 Expiration Date: N/A Vol./Pg. 9549/209 ✓

(Note: Two maps of the area must be provided)

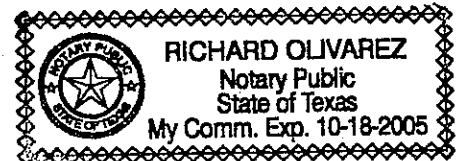
**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information on this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Ruby Llanos Signature: RUBEN CERVANTES Date: 2/05/2002

Sworn to and subscribed before me by on this 5th day of FEBRUARY 2002, to certify which witness by hand and seal of office.





Notary Public, State of Texas, My Commission expires: 10-18-2005

City of San Antonio use

☒ **Approved** *as of dates of applicable documents* ☐ **Disapproved**

Review By: [Signature] Date: 2-6-02

Assistant City Attorney

4873\20\Word\Form\020117a1REV

August 17, 2001

#02-02-0642

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 FEB - 6 AM 8:48

AREA WITHIN P.O.D.P. 2-7-02



RECEIVED  
02 FEB -5 PM 3:55  
SEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 FEB -6 AM 8:42

Security enhanced document. See back for details.

**SOUTHWEST LAND & BUILDING COMPANY, LLC**

8950 N. CENTRAL EXPWY #220 214-692-8522  
DALLAS, TX 75231

488

DATE 1/24/02

88-554/1130  
201

PAY  
TO THE  
ORDER OF

City of San Antonio

\$ 160.00

One Hundred Sixty

00

DOLLARS



Security features  
are included.  
Details on back.

❖ **Sterling Bank** ❖

P.O. Box 569787 • 214-678-8000 • Dallas, TX 75247-4902  
214-678-8888 • 24 Hr Account Info

*[Handwritten signature]*

FOR

⑈000488⑈ ⑆113005549⑆ ⑈2011000004⑈